

EXHIBIT 31

IMPROVEMENTS PAYMENTS

Date	Amount	Purpose	Notes
4/5/2022	\$20,484.15	Security Install	In AEP Bank Statement, in Ostrander injunction suit exhibits, \$8,246.47 is for "Main House"
4/22/2022	\$14,000.00	Arroyos Remodeling	In AEP Bank Statement
5/12/2022	\$18,450.00	Arroyos Remodeling	in bulk ACH, see ledger
6/1/2022	\$16,500.00	Arroyos Remodeling	in bulk ACH, see ledger
6/7/2022	\$28,337.00	Arroyos Remodeling	in bulk ACH, see ledger
6/14/2022	\$20,094.20	Arroyos Remodeling	ACH, see ledger, see Arroyos Invoice 63 (it's the advance payment, house stuff)
6/21/2022	\$29,755.00	Arroyos Remodeling	ACH, see ledger, see Arroyos Invoice 62 (it's the advance payment, house stuff)
6/23/2022	\$34,155.80	Arroyos Remodeling	in bulk ACH, see ledger
7/11/2022	\$44,492.00	Arroyos Remodeling	in bulk ACH, see ledger
8/1/2022	\$39,700.00	Arroyos Remodeling	ACH, see ledger, see Arroyos Invoices 66 & 67 (it's the total of these 2, house stuff)
8/24/2022	\$43,150.00	Arroyos Remodeling	ACH, see ledger, see Arroyos Invoice 68 (all house stuff)
9/16/2022	\$60,925.00	Arroyos Remodeling	ACH, see ledger, see Arroyos Invoices 69, 70, & 71 (it's the total of these 3, house stuff)
10/3/2022	\$44,796.00	Arroyos Remodeling	in bulk ACH, see ledger
10/20/2022	\$26,403.00	Arroyos Remodeling	in bulk ACH, see ledger
12/20/2022	\$2,150.00	Arroyos Remodeling	in bulk ACH, see ledger
Total	<u>\$443,392.15</u>		